



**CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
December 12, 2016
Common Council Chambers – 6:00 PM**

BOARD MEMBERS: Wayne D. Platte, Jr., Chairman; John Dwyer Jr, Vice-Chairman, Robert Jacobsen, MaryJo Wiltshire, and Charles Polacco.

ALTERNATES: Jonathan Korn, Jamie Mills and William Tubby.

OTHERS: Suzanne Cahill, Planning Director, Kyla Haber, Assistant Planner, Ald. Lynn Eckert, Common Council Liaison, Daniel Gartenstein, Corporation Counsel.

GENERAL NOTES:

1. Pledge of Allegiance
2. Introduction of all Board Members and Staff Present
3. Identify exits, bathrooms, no elevator in case of emergency
4. Silence cell phones, conversations should be taken out of room
5. Respect speakers

REGULAR BUSINESS:

Item #1: Open Public Speaking (6:00P.M. – 6:15 P.M.)

Item #2: Adoption of the November 14, 2016 Planning Board minutes.

PUBLIC HEARINGS:

Item #3: #695 Broadway SPECIAL PERMIT renewal to operate an automotive service establishment. SBL 56.92-3-19. SEQR Determination. Zone C-2, MUOD, BODS, HAC. Ward 4. Jamar Ashe/ applicant; RLRJB Realty, Inc./owner.

Item #4: #214 West Chestnut SPECIAL PERMIT renewal for condominium units. SBL 56,42-4-8.101, 102, 103, 104, 105, 106, 107, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305. SEQR Determination. Zone RT. Ward 9. Ulster Academy Lofts Condo Association; applicant/owner.

Item #5: #115 Abeel Street SPECIAL PERMIT to re-establish a mixed use building in the RT zone. SBL 56.43-2-29.120. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 9. Stefan Bohdanowycz; applicant/owner.

Item #6: #111 Abeel Street SPECIAL PERMIT renewal/amendment modify approved plans from ground floor commercial with 6 residential units to 8 residential apartments with no commercial space. SBL 56.43-2-28. Zone RT, Rondout Historic District, Heritage Area. Ward 8. Michael Piazza; applicant/owner.

Item #7: #301 Wall Street SPECIAL PERMIT to operate an 11 room hotel and ground floor restaurant. SBL 48.331-1-19. SEQR Determination. Zone C-2, Stockade Historic District, Ward 2. Hudson Valley Kingston Development LLC; applicant/owner.

Item #8: #609 Broadway SPECIAL PERMIT to renovate an existing building with ground floor commercial and 8 residential units. SBL 56.109-3-17. SEQR Determination. Zone C-2, MUOD, BOD. Ward 4. LA 609 Broadway; applicant/owner.

OLD BUSINESS:

Item #9: #32 Abeel Street SITE PLAN to construct a 16,213, sf community center. SBL 56.43-5-35.100. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 8. Irish Cultural Center Hudson Valley Inc.; applicant/owner.

Item #10: #105 Mary's Avenue SITE PLAN to construct a 110,000sf new building addition to the hospital. SBL 56.41-3-1.110. SEQR Determination. Zone O-2 & RRR. Ward 9. Health Alliance of the Hudson Valley; applicant/owner.

NEW BUSINESS:

Item 11: #46 Lucas Avenue (333 Washington Avenue) SITE PLAN to construct a 14'x14' addition on an existing commercial building. SBL 48.330-5-5. SEQR Determination. Zone C-2. Ward 2. Shivam Corp/applicant; Pramil Vaghasia/owner.

Item #12: 311 Wall Street SITE PLAN to establish a multi station restaurant, market, and commercial kitchen. SBL 48.331-1-16. SEQR Determination. Zone C-2, Stockade Historic District. Ward 2. 311 Partners LLC.

Item #13: #300 Flatbush Avenue SITE PLAN/SPECIAL PERMIT to create 66 residential units. SEQR Determination. Zone RR. Ward 6. RUPCO, Inc./applicant; Ulster County Economic Development Alliance Inc./owner.

ZONING AMENDMENT:

Item #14: #300 Flatbush Avenue RECOMMENDATION on petition to change the zoning from RR Single Family Residential to R-6 Multiple Residence. SEQR Determination. Zone RR. Ward 6. RUPCO, Inc./applicant; Ulster County Economic Development Alliance Inc/owner.

CURB CUT:

Item #15: #211 O'Neil Street REQUEST to install a 2nd curb cut. SEQR Determination. Zone R-2. Ward 6. Jesus Aquirre; applicant/owner.